

Berkeley County
Cynthia B. Forte
Register of Deeds
Moncks Corner 294616120

00014759 Vol: 9038 Pg: 151



53 2011 00014759

Instrument Number: 2011- 00014759

As
Deed

Recorded On: August 02, 2011

Parties: FARMERS AND MERCHANTS BANK OF SOUTH CARO
To
SMITH ROBERT

Recorded By: BIERING, CHRISTOPHER P

Num Of Pages: 4

Comment: SMITH

**** Examined and Charged as Follows: ****

Deed		10.00				
Recording Charge:		10.00				
			Consideration Amount	RS#/CS#		
Deed Tax	Tax Amount	925.00	250,000.00	D 3633	Deed County Tax	275.00
					Deed State Tax	650.00
	Tax Charge:	925.00				

RECEIVED

Aug 02, 2011

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: Berkeley County, SC

File Information:**Record and Return To:**

Document Number: 2011- 00014759
Receipt Number: 335354
Recorded Date/Time: August 02, 2011 11:00:40A
Book-Vol/Pg: Bk-R VI-9038 Pg-151
Cashier / Station: B Edgerton / Cash Station 8

BIERING, CHRISTOPHER P
116 SOUTH RAILROAD AVENUE
MONCK'S CORNER SC 29461



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

DEED DRAWN BY: (2011-3138-RE)
CHRISTOPHER P. BIERING, ATTORNEY AT LAW, P.C.
116 SOUTH RAILROAD AVENUE
MONCK'S CORNER, SOUTH CAROLINA 29461

Doc # 00014759

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF BERKELEY)

KNOW ALL MEN BY THESE PRESENTS, THAT I,

FARMERS AND MERCHANTS BANK OF SOUTH CAROLINA

in the State aforesaid, for and in consideration of the sum of TWO HUNDRED AND FIFTY THOUSAND AND NO/100 (\$ 250,000.00) DOLLARS, this being the true consideration, to me in hand paid before the sealing of these presents by

ROBERT SMITH AND NANCY SMITH

in the State aforesaid and County aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said ROBERT SMITH AND NANCY SMITH, as joint tenants with right of survivorship, not as tenants in common, their Heirs and Assigns Forever, all our right, title and interest, in and to the following described real property, to-wit:

All that certain piece, parcel or tract of land, situate, lying and being in First St. Stephen Parish, County of Berkeley, State of South Carolina, measuring and containing Two and Twenty-Six One Hundredths (2.26) acres, more or less, and being more clearly shown as Tract A on a plat prepared by Hager E. Metts, PLS, dated March 9, 2000, entitled 'SUBDIVISION PLAT OF 2.26 AC. OWNED BY RUSSELL PROPERTIES, INC, ABOUT TO BE CONVEYED TO CALVIN E. KELLER', and filed of record on March 28, 2000, in the Office of the Register of Deeds for Berkeley County, Plat Cabinet, O, at page 200E.

Subject to the easements of Campbell Ridge Lane which is shown and depicted on Plat of Record at Cabinet P, page 313-A.

BEING the same property conveyed to Farmers and Merchants Bank of South Carolina by Deed of Robert E. Watson, Master in Equity, Berkeley County, dated January 24, 2011, and of record in the Office of the Register of Deeds for Berkeley County, Book 8808, at page102.

TMS No.: 036-00-03-063

Property Address: 3728 BYRNES DRIVE, ST. STEPHEN, SC 29479

Grantee Address: 16891 State Highway 198, Saegertown, PA 16733

TOGETHER with all and singular, the Rights, Members, Hereditaments and

Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

DEED DRAWN BY: (2011-3138-RE)
CHRISTOPHER P. BIERING, ATTORNEY AT LAW, P.C.
116 SOUTH RAILROAD AVENUE
MONCK'S CORNER, SOUTH CAROLINA 29461


TO HAVE AND TO HOLD, all and singular the said Premises before mentioned
unto the said ROBERT SMITH AND NANCY SMITH, as joint tenants with right of
survivorship, not as tenants in common, their Heirs and Assigns forever.

AND we do hereby bind ourselves and our Successors and Assigns, to warrant
and forever defend, all and singular, the said Premises unto the said ROBERT SMITH AND
NANCY SMITH, as joint tenants with right of survivorship, not as tenants in common, their
Heirs and Assigns, against us and our Heirs and Assigns, and all persons whomsoever may be
lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand and Seal, this 29 day of July in the year of our Lord
Two Thousand Eleven and in the Two Hundred and Thirty-sixth year of the Sovereignty of the
United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

FARMERS AND MERCHANTS BANK OF
SOUTH CAROLINA


W. Calhoun Blalock


B. P. West
BY: Brian P. West
ITS: Vice Pres.

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY)

The foregoing instrument was acknowledged before me by, Brian P. West, AUTHORIZED AGENT
OF FARMERS AND MERCHANTS BANK OF SOUTH CAROLINA, the day and year first above written.

SWORN to before me this 29
day of July, 2011.


NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 1-23-2017

DEED DRAWN BY: (2011-3138-RE)
 CHRISTOPHER P. BIERING, ATTORNEY AT LAW, P.C.
 116 SOUTH RAILROAD AVENUE
 MONCK'S CORNER, SOUTH CAROLINA 29461

STATE OF SOUTH CAROLINA)
 COUNTY OF BERKELEY) **AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS**

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 3728 BYRNES DRIVE, ST. STEPHEN, SC 29479 TMS # 036-00-03-063 was transferred by FARMERS AND MERCHANTS BANK OF SOUTH CAROLINA TO ROBERT SMITH AND NANCY SMITH dated _____.
3. Check one of the following: The deed is
 - (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording fee because (See Information section of affidavit):

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

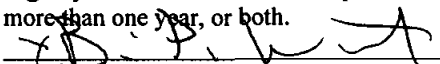
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 250,000.00
 - (b) _____ The fee is computed on the fair market value of the realty which is _____
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes _____ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, Or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ 250,000.00
 - (b) Place the amount listed in item 5 above here: _____ -0- _____
 (If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 250,000.00


7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ _____
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

GRANTOR

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


 Responsible Person Connected with the Transaction

SWORN to before me this 29
 day of Aug, 2011.


 Notary Public for SOUTH CAROLINA

My Commission Expires: 1-25-2017